

# 2066 FM 812, Dale, Texas 78616

**Listing ID:** 9812453 **LP:** \$750,000

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**NEW**



**Address:** [2066 Fm 812](#) **Std Status:** A/RESI  
**City:** Dale, Texas 78616 **List Price:** \$750,000  
**County:** Bastrop **MLS Area:** BA  
**PID:** [8719432](#) **Tax Lot:** n/a  
**Subdivision:** Cunningham Surv Abs #24 **Tax Blk:**  
**Legal Desc:** ABS A24 CUNNINGHAM, L. C., 11.005 ACRES  
**Type:** Single Family Resi/Fee-Simple  
**ISD:** [Bastrop ISD](#) **Elem:** [Red Rock](#)  
**Mid or JS:** [Cedar Creek](#) **High:** [Cedar Creek](#)  
**Primary Bed on Main:** Yes # **Living:** 2 **# Dining:** 1  
**Beds:** Total: 3 (Main:1 Other:2) **Baths:** Total: 3 (F:2/H:1)  
**Living SqFt:** 1,962/Public Records **\$/SqFt:** \$382.26  
**Yr Blt:** 2021/Public Records/Resale  
**Acres:** 11.005 **Levels:** 2  
**Lot Sz Dim:** **Lnd SqFt:** 479,378  
**Pool Priv:** Yes/Above Ground, None

## General Information

**Garage:** 4 / Tot Prk: 6 / Attached, Boat, Door-Multi, Drive Through, Open, Outside, Parking Pad, Workshop in Garage  
**Roof:** Metal **Dir Faces:** South-West  
**Construction:** Siding-Metal **ETJ:** See Remarks  
**WaterFront:** No/None  
**Access Feat:** None  
**Horses:** No/None  
**Foundation:** Slab  
**Restrictions:** None  
**Security Feat:** Smoke Detector(s)  
**Property Cond:** Resale **Bldr Nm:**

## Interior Information

**Laundry Loc:** Laundry Room, Main Level  
**Fireplaces:** 0  
**Appliances:** Dishwasher, Microwave, Range Free Standing Electric, Water Heater-Electric  
**Interior Feat:** Breakfast Bar, Ceiling Fan(s), Dryer-Electric Hookup, Interior Steps, Multiple Living Areas, Primary Bedroom on Main, Recessed Lighting, Washer Hookup  
**Flooring:** Carpet, Tile  
**Window Feat:** Blinds

## Rooms Information

Room	Level	Features
Kitchen	Main	Breakfast Bar, Open to Family Room
Primary Bedroom	Main	Walk-In Closet(s)
Primary Bathroom	Main	Full Bath

## Exterior Information

**View:** Rural **Fencing:** Fenced  
**Exterior Feat:** No Exterior Steps  
**Patio/Prch Feat:** Patio  
**Community Feat:** None  
**Lot Feat:** Interior Lot, Open Lot, Trees-Sparse  
**Other Structure:** Workshop

## Additional Information

**List Agrmnt:** TXR/Exclusive Right To Sell  
**Spl List Cond:** None  
**Disclosures:** Seller Disclosure  
**Docs Avail:** Survey  
**FEMA Flood:** No

## Utility Information

**Heating:** Central **Sewer:** Septic Tank **GCD:**  
**Cooling:** Ceiling Fan(s), Multi Units, Wall/Window Unit(s) **Water Src:** Private  
**Utilities:** Cable Available, Electricity Connected, Internet-Cable, Phone Available, Water Connected  
**Green Energy Efficient:** None  
**Green Sustainability:** None

## Financial Information

<b>HOA YN:</b> No	<b>Tax Annl Amt:</b>	<b>Tax Year:</b> 2022
<b>Estimated Tax:</b> \$11,074	<b>Tax Assess Val:</b> \$216,954	<b>Tax Rate:</b> 1.8950
<b>Tax Exempt:</b> None		<b>Possession:</b> Close Of Escrow, Funding
<b>Special Assess:</b>		
<b>Buyer Incentive:</b> None		
<b>Accept Finance:</b> Cash, Conventional		
<b>Prefr'd Title Co.</b> 1845 Title		

### Showing Information

<b>Occupant Type:</b>	Owner	<b>Owner Name:</b>	Cory Nutt
<b>Showing Reqs:</b>	Lockbox, Showing Service, Sign on Property		
<b>Showing Instr:</b>	Use ShowingTime to schedule an appt to show		
<b>Lockbox Loc:</b>	Front door	<b>Lockbox Type:</b>	SUPRA
<b>Lockbox SN#:</b>	32201641	<b>Access Code:</b>	
<b>Contact Type:</b>		<b>Show Service Ph:</b>	000-000-0000
<b>Directions:</b>	From 130 you exit on FM 812, toward Red Rock/Elroy and go approx 7 miles and the house is on the left		

### Remarks

**Private Remarks:** Buyer Agent Bonus (SIC) see attached...Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm please text/call LA #2 (Mindy Smith 512-657-6990) for fastest response. \*\*\*PREFERRED TITLE 1845 Title - 512-402-3300 orders@1845title.com\*\*\*

**Public Remarks:** 11 acres only 7 miles from COTA; Close to Hwy 130/183/45 and Hwy 21. Unrestricted! Such a sweet spot in the country but not far from booming development. A dynamite Barndo is on the site. Bring your livestock, 4 wheelers, you name it, so many options. Hence UNRESTRICTED! Speaking of development...this is a great lot to develop a little rv park, tiny homes, or housing development. The Neighboring 15 acres is also available. Don't let this one pass you by without taking a hard look and give us a call to discuss!

### Agent/Office Information

<b>List Agent:</b>	<a href="https://www.tourfactory.com/3028114">567369/Chris Watters</a>	<b>LA Phone:</b>	(512) 646-0038	<b>LA Fax:</b>	(512) 277-5104
<b>List Office:</b>	<a href="https://www.tourfactory.com/idxr3028114">5827/Watters International Realty</a>	<b>LO Phone:</b>	(512) 646-0038	<b>Sub Ag:</b>	3.00% / <b>Buy Ag:</b> 3.00%
<b>LA 2 Agt:</b>	<a href="https://www.tourfactory.com/idxr3028114">693431/Mindy Smith</a>	<b>LA 2 Phone:</b>	(512) 657-6990	<b>LO Fax:</b>	(512) 532-9473
<b>DR Name:</b>	Chris Watters	<b>LO Phone:</b>	(512) 646-0038	<b>List Date:</b>	09/27/2022
<b>LO Address:</b>	8240 N Mopac Austin, Texas 78759	<b>Bonus:</b>		<b>Exp Date:</b>	09/08/2023
<b>LA Email:</b>	<a href="mailto:listings@wattersinternational.com">listings@wattersinternational.com</a>	<b>Occupant:</b>	Owner	<b>OLP:</b>	\$750,000
<b>Own Name:</b>	Cory Nutt			<b>TCD:</b>	
<b>CDOM</b>	0	<b>ADOM:</b>	0	<b>Int List Display:</b>	Yes
<b>Intrmdry:</b>	Yes	<b>VarComm:</b>	No		
<b>List Det URL:</b>					
<b>VT Branded:</b>	<a href="https://www.tourfactory.com/3028114">https://www.tourfactory.com/3028114</a>				
<b>VT Unbranded:</b>	<a href="https://www.tourfactory.com/idxr3028114">https://www.tourfactory.com/idxr3028114</a>				
<b>Vid Branded:</b>	<a href="https://www.zillow.com/view-3d-home/e8616c86-cd95-481a-8675-f1b6ebecc89?setAttribution=mls&amp;wl=true&amp;utm_source=listing">https://www.zillow.com/view-3d-home/e8616c86-cd95-481a-8675-f1b6ebecc89?setAttribution=mls&amp;wl=true&amp;utm_source=listing</a>				
<b>Listing Will Appear On:</b>	AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com				